



Miami-Dade County

Proposed

FY 2007

Action Plan Policies

*"In celebration of providing 32 years of national support
for low-to-moderate communities."*

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FY 2007 CONSOLIDATED PLANNING PROCESS POLICIES

EXECUTIVE SUMMARY

The Miami-Dade County Office of Community and Economic Development (OCED) offers the following new policy changes and amendments to existing policies for the FY 2007 Consolidated Planning Process Policies. These changes are being proposed based on consultation with the community, and the latest Federal Community Planning and Development (CPD) guidelines that strongly encourage the use of a local performance measurement system, the development of new management strategies, and the implementation of management by objectives. Ultimately, these changes are designed to improve the efficiency and effectiveness of OCED and participating agencies, which will consequently increase the quality of services provided. This policy paper establishes guidelines for such a performance measurement system.

Significant policy changes being considered include:

1. The "Must" Policy is being amended. Previously all applicants for funding were required to give presentations at community meetings. Under the new proposed policy, only agencies requesting funding for new activities will be required to make presentations. Agencies with currently funded activities are required to give periodic updates of their activities to the neighborhood advisory committees.
2. Due to the complexity of monitoring and managing each contract, OCED has recommended a \$25,000 minimum threshold per allocation. CDBG funds should be used as gap financing for agencies that may be unable to receive conventional financing to make their projects feasible.
3. Agencies funded under Housing and Capital Improvement activities must close loans within 180 days of the execution of their contract. If the loan is not closed within the required 180 days, the County Manager shall have the authority to recommend to the BCC a recapture and reallocation of these funds to other eligible activities.
4. To encourage the preservation of the existing affordable housing stock, it is recommended that in the event of a transfer by homeowners of affordable housing units, (through sale within the affordability period), OCED or the Miami Dade Housing Agency (MDHA) be allowed to recapture an amount equal to the percentage subsidized. Funds from the sale proceeds will be retained in a special trust fund account for the construction of new affordable housing.
5. OCED will provide increased project management and technical assistance for funded activities, which will be supported by CDBG, HOME and HODAG. Costs associated with US HUD required Environmental Clearance and Historic Preservation Review would be charged on a per unit cost basis to the activity budgets.

6. OCED will be authorized to re-structure its community consultation with Neighborhood Revitalization Strategy Areas (NRSAs) to allow for a more efficient and effective process.
7. U.S. HUD guidelines allow Miami Dade County to use 20 percent of the annual entitlement for administration of the program and allocate 80 percent towards projects/agencies. On May 25, 2001 the BCC adopted policy to reflect 30 percent of the 80 percent for projects be set aside for County Departments. It's being recommended to further amend this policy to allow OCED to reimburse County Departments for specifying the scope of work performed based on pre-established unit cost rates.
8. On June 22, 2004, through Resolution # R-805-04, the BCC approved a Commission District fund of \$200,000 and a \$100,000 reserve fund for Neighborhood Revitalization Strategy Area Advisory Committees. This policy is being amended to allow the use of non-CDBG funding sources to address high priority housing needs.
9. Currently applicants for new Housing, Capital Improvement projects are required to attend a technical assistance pre-consultation meeting with OCED staff. This policy is being amended to include Economic Development applications. No Housing, Capital Improvement or **Economic Development applications** will be accepted without a pre-consultation meeting. Attending a pre-consultation meeting will not guarantee funding.
10. Pursuant to CDBG guidelines the following three (3) contiguous eligible block groups (59.021, 59.022, and 59.031) located in Coral Terrace, should be recommended to be recognized as a Neighborhood Revitalization Strategy Area (NRSA) in accordance with the Miami Dade Consolidated Plan.
11. OCED will be authorized to begin negotiations with US HUD to amend the current Fiscal Year, January 1 through December 31, to the Fiscal Year period of October 1 through September 30, which coincides with the County's fiscal year. It is anticipated that the process for requesting and obtaining HUD approval for this change, will take approximately one year. Therefore, the implementation of the new fiscal year is expected to begin in October 1, 2007.
12. Public Service category applicants receiving funding in FY 2006 (through staff recommendations) will be funded for a period of three years. No new public service applications will be entertained or funded during this three-year period. *For a number of years, OCED has instructed agencies to amend their by-laws and articles of incorporation in order to be US HUD eligible Community Based Development Organizations, (CBDO). Public service agencies located in entitlement cities must become eligible CBDOs by October 1, 2006 or risk reduction in their projects' funding or defunding.*

13. OCED will not consider for funding any activity that has not secured a minimum of \$25,000 in outside funding sources to support its operations. This action will impact Public Service projects being considered for funding in FY 2009. The implementing agency must submit with its Request for Application (RFA) documentation that confirms that outside funding has been secured.

PURPOSE AND BACKGROUND

PURPOSE

This paper contains the Miami-Dade County Office of Community and Economic Development (OCED) proposed FY 2007 Consolidated planning policies. These policies will guide the preparation of the FY 2007 Action Plan and the FY 2007 Consolidated Request for Application (RFA) process. In our *continued* efforts to prepare the FY 2007 Action Plan, OCED worked closely with the community to meet the overall goals of the Consolidated Plan. According to U.S. Department of Housing and Urban Development (U.S. HUD), the overall goals of the Consolidated Plan are to:

- Develop viable communities by providing decent housing;
- Provide a suitable living environment by improving the safety and livability of neighborhoods; and
- Expand economic opportunities including job creation and retention.

BACKGROUND

U.S. HUD requires OCED to submit a Consolidated Plan every five-years and an annual Action Plan every fiscal year. The current Consolidated Plan covers the five-year period from January 1, 2003 through December 31, 2007. The FY 2003-07 Consolidated Plan includes a Housing and Homeless needs assessment, a Housing market analysis, a five-year Strategic plan for NRSAs, an annual Action Plan, U.S. HUD Certifications and Monitoring standards and procedures. This policy paper includes the FY 2007 Plan priorities and funding criteria for the following HUD programs:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships (HOME); and
- Emergency Shelter Grant (ESG).

The paper also includes a discussion of the SURTAX and State Housing Initiatives Program (SHIP) programs and the projected expenditure of revenues from these programs. To meet the intent and spirit of Federal requirements OCED will consult with relevant County Departments, Municipalities, Community Development Corporations (CDCs), Community Based Organizations (CBOs) and neighborhood-based citizen participation groups as part of its continuing effort to fulfill our mission. Active participation of all stakeholders facilitates successful implementation of the Action Plan.

STRATEGIC PLANNING

The FY 2003-2007 Consolidated Plan has been developed in concert with the County's Strategic Plan. The strategic area mission statements, goals and performance measures are in the following areas: Economic Development, Health and Human Services, Neighborhood and Unincorporated Municipal Service Area (UMSA) Services, Public Safety, Recreation and Culture and Transportation.

CITIZEN PARTICIPATION

In May 1990, the Board of County Commissioners (BCC) approved an amended Citizen Participation Plan (Attachment A) and guidelines for Community Action Agency (CAA) and OCED Community Advisory Committees. One of the goals of this Plan is "the establishment of a formal structure through which residents may participate in the planning, implementation and evaluation of the program in an advisory role." The Citizen Participation element of the Consolidated Plan has been modified to more fully comply with U.S. HUD's Consolidated Planning requirements. Attachment A includes the Citizen Participation plan approved by the BCC on June 4, 2002. The updated Citizen Participation Plan was approved by the BCC on September 8, 2005.

The County's Citizen Participation Process relative to the Consolidated Plan occurs year round. The Plan includes a minimum of 4 meetings with NRSA residents and residents of low-and moderate-income block groups within each Commission District or combination of Districts. Public hearings and comment periods are scheduled in each District for citizen feedback on the FY 2007 Plan update, funding priorities, and the RFA process. In addition, only new agencies responding to the RFA, must make presentations at District and NRSA meetings in the District/NRSA where *the* activity is located or will be carried out. Agencies with currently funded activities are required to give periodic updates of their activities to the neighborhood advisory committees. These presentations are designed to provide citizens with an opportunity to receive information on proposed and ongoing projects. Through this citizen participation process, OCED relies upon County citizens to:

- **Identify** both neighborhood and community needs;
- **Prioritize** those needs;
- **Recommend** activities that address priority needs; and
- **Support** conclusions and recommendations reached in the community based charrette process.

In an effort to directly meet the needs of low and moderate-income communities, \$100,000 will be allocated to each of the 10 Community Advisory Committees (CACs) to address high priority needs in their neighborhoods. CACs will be empowered to make funding recommendations regarding these non-public service priorities as part of the RFA process. Funding will be subject to the activity meeting one of the U.S. HUD mandated national objectives, consistency with Consolidated Plan priorities, and formal application through the RFA process.

PART II: FY 2007 POLICIES

FY 2007 PLAN NEEDS AND OBJECTIVES

The strategic plan section of the current FY 2003-2007 Consolidated Plan contains numerous policy objectives. The FY 2007 Action Plan focuses upon policy objectives including, but not limited to, the following:

- Provision of new and rehabilitated single and multi-family housing with a particular emphasis on homeownership strategies, whose by product may lead to wealth building strategies for low-moderate-income persons;
- Creation and retention of jobs;
- Public Services for identified target populations in the Social Services Master Plan, to the extent that those services are eligible under CDBG guidelines; and
- Installation of and/or improvements to infrastructure.

In fulfilling these objectives, it is recommended that OCED utilize a two-tiered consolidated Request for Qualifications (RFQ) process for the CDBG and ESG programs. The RFQ will serve to identify agencies that have the capacity to address the inventory of unmet needs identified during the FY 2003-2007 Plan update. HOME, SHIP and Surtax programs will be excluded from the two-tiered process.

OCED will invite, through public notices, an RFA for addressing individual NRSA and countywide priority needs in the following categories:

- Capital Improvements;
- Economic Development;
- Housing; and
- Historic Preservation.

County Departments will be considered for funding through the County's budget development and approval process, as well as the RFA's ranking/review process. If no CDC, CBO or Community Housing Development Organization, (CHDO) applications meet an unmet Plan priority or need, a County Department may be selected to address that priority or need.

U.S. HUD guidelines allow Miami Dade County to use 20 percent of the annual entitlement for administration of the program and allocate 80 percent towards projects/agencies. On May 25, 2001 the BCC adopted policy to reflect 30 percent of the 80 percent for projects be set aside for County Departments. It's being recommended to further amend this policy to allow OCED to reimburse County Departments for specifying the scope of work performed, based on pre-established unit cost rates.

Additionally, any allocation made to an agency within a Municipality or to an actual Municipality will require an Inter-local Agreement stating that the Municipality is financially obligated to match or exceed the County allocation with their own CDBG allocation and/or through their own General Funds. Failure to secure a municipal match will effectively disqualify the applicant from receiving an allocation.

On June 22, 2004, through Resolution R-805-04, the BCC approved the setting up of a Commission District fund of \$200,000 and a \$100,000 reserve fund for Neighborhood Revitalization Strategy Area Advisory Committees. This policy is being amended to allow the use of non-CDBG funding sources to address high priority housing needs.

FY 2007 PLAN PRIORITIES AND FUNDING CRITERIA

The following will serve as plan priorities and general funding criteria for FY 2007.

- Low-to-moderate-income households and neighborhoods;
- Housing;
- Economic development;
- Financial viability, leveraging and partnerships; and
- Project's ability to be implemented within the contracted period.

These priorities and criteria demonstrate project funding priorities through several means, among them are funding set-asides, additional or "bonus points" added to the application ranking, or other special considerations that enhance the feasibility or implementation of the project. Adherence to past performance requirements and activity service area will be factored into consideration.

LOW-INCOME HOUSEHOLDS AND NEIGHBORHOODS

Emphasis will be placed on projects, programs, and activities that directly address priority needs of populations identified in the FY 2003-2007 Consolidated Plan.

PUBLIC SERVICES

Public Service activities will be funded at FY 2006 staff recommended funding levels for a total period of three years. No new public service applications will be entertained of funded during the three year period. The only exception would be for allocations made by the BCC from their respective district funds for existing Public Service activities.

Multiple-year funding began in FY 2006 with the funding of public service activities. In an effort to be more efficient and effective, OCED changed the funding cycle for CDBG public service activities from one year funding to multiyear funding (maximum commitment three-years), subject to continued availability of Federal funding well as the agency's achievement of the established performance standards for the funded activity. The basis for the decision came from the agencies desire to anticipate and plan for funding adequately versus applying every year and waiting six to eight-months to determine if funding was available. By transitioning to multi-year funding, agencies will be able to leverage CDBG dollars more effectively through the proper planning and budgeting of funds. Contracts were executed for multiple years; however scopes and budgets were required for a one year period. It is also expected that the agency demonstrates a quantifiable increase in the level of service for the subsequent two years. Additionally, yearly monitoring of each activity will be conducted to ensure compliance with U.S. HUD guidelines.

Additionally, agencies that do receive multiple year funding contracts will be required to aggressively pursue outside funding sources during the first year of funding. This will assist the agencies to get a 'jumpstart' on becoming less dependent on CDBG funds. OCED staff believes that having multi-year funding contracts will help expedite the contract development process.

Public service activities selected for funding will be selected based on agency capacity and priority need, as identified in the 2005-2007 Social Services Master Plan.

Current priority needs include the following:

- Basic Needs – Poverty & Hunger;
- Health;
- Children, youth and families;
- Elders;
- Children and adults with disabilities;
- Workforce Development for Special Populations;
- Criminal Justice;
- Immigrants, and new entrants; and
- Special Needs.

Additional areas and populations to be given consideration include:

- Very low- and low-income households;
- Areas with high concentrations of poverty;
- Homeless population;
- Mentally and physically challenged populations;
- Farm worker/migrant population;
- Elderly population; and
- Individuals living in overcrowded housing.

Public service activities funded through the CDBG program will be subject to a 15 percent cap as mandated by US HUD, except for services carried out pursuant to a NRSA strategy by a Community-Based Development Organization (CBDO). To maximize on the public service cap exemption, public service activities will be funded, as permissible, through CBDOS based in NRSA.

In order to receive any funding for physical site improvements, public service agencies will be required to enter into a partnership with OCED's Community Builders Division (CBD).

GEOGRAPHIC AREAS OF SPECIAL EMPHASIS

- **Neighborhood Revitalization Strategy Areas** (NRSA). In 1996, U.S. HUD established criteria for approving locally determined strategies for revitalizing an area that is among the community's most distressed. In order to provide some incentive for grantees to undertake such revitalization, the CDBG regulations provide certain benefits for the use of CDBG funds in such an area.

- The incentives for NRSAs are as follows:
 - Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements thus eliminating the need to track the income of persons;
 - Aggregation of Housing Units for the purposes of applying the low and moderate income national objective criteria;
 - Aggregate Public Benefit Standard Exemption: Economic Development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements; and
 - Public Service Cap Exemption: Public services carried out pursuant to the strategy by a Community Based Development Organization (CBDO) will be exempt from the public service cap.
- The designated NRSAs must meet the following criteria: the evaluation of boundaries, an analysis of demographic criteria, consultation with residents, businesses and non- profits, an economic empowerment strategy and identification of performance measurements. Currently there are ten NRSAs: Opa-locka, West Little River, Model City, Melrose, Kendall West, Sweetwater/Fountainbleau, South Miami, Perrine, Goulds, and Leisure City/Naranja/Princeton. The Federal Enterprise Community and Empowerment Zone, within the Miami Dade County Entitlement areas are also eligible. It is recommended that an additional NRSA be considered in Coral Terrace. Pursuant to CDBG guidelines the following three (3) contiguous eligible block groups (59.021, 59.022, and 59.031) will be recommended to be recognized as a NRSA in accordance with the Miami Dade Consolidated Plan.
- **Eligible Block Groups (EBGs)** – EBG's are census block groups where income is less than 80% of the County's median household income and there is a high concentration of poverty and unemployment. The boundaries of CDBG eligible areas have changed as a result of the 2000 Census.
 - EBGs not formerly designated as Community Development NRSAs are grouped regionally by Commission District and are included in the District's Strategic Plan.
 - Non-housing projects are recommended for census tracts and EBGs where at least 51 percent of the households have low or moderate-incomes in unincorporated Miami-Dade County and participating jurisdictions. In municipalities that do not have their own CDBG entitlement program, proposed activities must address the needs of the priority needs populations listed above.
- CDBG Entitlement jurisdictions and State Small Cities CDBG Jurisdictions including: Miami; Hialeah; Miami Beach; North Miami; Homestead, Florida City, and the City of Miami Gardens. However, funding is limited to activities that demonstrate Metropolitan Significance and are consistent with the high priority needs identified in that jurisdiction's Consolidated Plan. To be eligible for CDBG funding, they must pass an eligibility test that demonstrates the majority of its programs have benefited unincorporated Miami-Dade County and its participating jurisdictions in the past.

- The Consolidated Planning process concentrates on a regional focus. All CDBG eligible areas are evaluated on a regional basis through a community planning and review process. The formula for allocating available funding for Plan activities in eligible areas consider: per capita expenditures, concentrations of poverty, overcrowding, and the low- and moderate-income population in the area.

HOUSING AND CAPITAL IMPROVEMENTS

- In compliance with BCC action on November 5, 1991, there shall be a minimum set-aside of 15 percent of CDBG housing funds for CDCs involved in housing activities, as well as a housing activity land acquisition set-aside of 5 percent for use by all CDCs.
- Emphasis will be placed on housing, community and economic development funding for:
 - Mixed-income single and multi-family affordable housing projects and the dispersal of these projects throughout the County to avoid an over-concentration of such projects in particular geographic areas;
 - Mixed-use projects that support both housing and economic development; and
 - Agencies requesting funds for land acquisition must submit a realistic and attainable development plan for all properties to be acquired with County proceeds, an acquisition plan for parcels to be acquired for vacant or built-up acquisition activities.
- All projects involving acquisition of existing buildings must demonstrate that there will be no displaced individuals as a result of the acquisition or a relocation plan must be submitted with the application.
- Sub-recipients funded for capital improvements, or construction of housing may be given multi-year funding commitments and/or contracts, provided they meet all U.S. HUD guidelines and OCED contractual requirements. This performance based multi-year funding may include public service agencies that establish sustainability plans designed to leverage additional private, foundation and/or other federal or state support. The ultimate objective is to reduce the reliance on long-term financial assistance. SHIP and Surtax projects will not be considered for multi-year funding.
- Timelines of expenditures will be factored in the evaluation of proposals. As such, it is anticipated that:
 - Each project to be funded should have a schedule for the use of projected funds tied to key project milestones so performance can be measured against expectations and problems can be identified at an early stage.
 - An alternative plan to handle unexpended funds is to recapture dollars from projects that are no longer feasible and to allocate for the completion of ongoing projects.

Priority will be given to completing ongoing projects included in the County's Resource Allocation and Multi-Year Capital Plan. The capacity of all agencies will be enhanced with technical assistance from OCED staff.

- As per approved policy in FY 2006, prior to the application submission, all Housing and Capital Improvement applicants are required to have a technical assistance pre-consultation meeting with their respective OCED District teams. For FY 2007 only new Housing, Capital Improvement and Economic Development applicants will be required to have a technical assistance pre-consultation meeting with their respective OCED District teams. As a mandatory prerequisite no housing, capital improvement or economic development applications will be accepted without a pre-consultation meeting. Attending a pre-consultation meeting does not guarantee funding.
- Funding criteria for Housing and Capital Projects will be based on a risk assessment protocol comprising underwriting risk, fund leveraging analysis, review of program and project results, developer's ability to perform, staff and organization's capacity, affordability, feasibility, project contribution to public goals, past compliance and performance, and quality of reporting and documentation, when applicable.
- For-profit and non-profit entities applying for the same Housing or Capital improvement Projects must apply as single entities such as joint ventures. Partnerships must submit their partnership agreements. This includes sources and uses budget, capital budget, and scope of services for each project. County Departments will be exempt from this requirement.
- Site control is mandatory for housing and capital improvement projects. No substantial change of the initial BCC-approved projects such as site change or transfer of funds to other projects will be allowed. In such event(s), the application will be nullified for the current fiscal cycle.
- To facilitate payment of pre-development and overhead costs, developers will be allowed the use, at a pro-rated percentage, their developers' fee. OCED shall pay the agency as maximum compensation or fee for the developer services required pursuant to the scope of work. The percentage of compensation shall be predetermined based on each applicant's scope of work. Each phase of development will have a corresponding percentage of the fee assigned. This measure shall assist agencies including non-profit entities and CHDO's to have access to cash in the initial stage of the project to finance pre-development, operating, and administrative costs.
- CDBG, HOME and HOME/CHDO funds are to be used as gap financing and not as the sole funding source for a project or program. Applicants must provide written documentation, with the application, of the availability and status of all other current sources of funding (towards the project or its administration) at the time the application is submitted.

- HOME funds are loans, not grants. All HOME funds will be treated as loans requiring property or another form of collateral to be used as security for repayment for the duration of the affordability period. Forgiveness of the loan will be considered on a, case-by-case basis, only for projects serving very-low income residents, homeless persons and families.
- For major capital improvement and housing projects, OCED may require that the CDBG grant awarded be in the form of a loan, which must be secured by a mortgage on all real property acquired or improved in whole or in part with CDBG funds. Contractors shall execute any mortgage required by OCED and pay any costs associated with recording and perfecting of said mortgage. However, the contractor will not be required to make any payments on the mortgage until the property is sold or fails to be used to meet a CDBG national objective.
- To ensure the preservation of the existing affordable housing stock, it is recommended that in the event of a transfer by homeowners of affordable housing units, through sale within the affordability period, OCED or MDHA, depending on the original funding source, shall be entitled to recapture an amount equal to the percentage subsidized, from the proceeds of the sale of the home. These funds will be utilized for provision of new affordable housing.
- In accordance with industry standards, OCED will hold 10 percent of the total grant award as a retainer until the completion of the construction work is verified by OCED. The 10 percent retainer will be released after satisfactory final certification of completion or occupancy, final release of liens, and as-built drawings are received by OCED.

ECONOMIC DEVELOPMENT

As a minimum goal, at least twenty percent of the CDBG funding allocation will be allocated for economic development activities.

- The policy for pre-consultation meetings is being further amended to include all new economic development activities. Attending a pre-consultation meeting does not guarantee funding.

FINANCIAL VIABILITY, LEVERAGING AND PARTNERSHIPS

- Proposals will be evaluated for leverage and must indicate adequate financial resources to complete the project. Any financial gaps or contingencies must be noted prior to project commencement. Documentation of other funding sources through letters of commitment will be required for all projects. Any proposal, which receives a multiple year funding agreement, is required to aggressively pursue outside funding sources in their first year of funding.
- Funding criteria for Housing and Capital Projects will be based on a risk assessment protocol comprising underwriting risk, fund leveraging analysis,

review of program and project results, the developer's ability to perform, the capacity of staff and organization, affordability, the feasibility, project contribution to public goals, past compliance and performance, and quality of reporting and documentation, when applicable.

- Emphasis will be placed on applications that:
 - Utilize partnerships among the private and non-profit sectors in the development, construction and operation of affordable housing;
 - Package housing proposals using Federal Low Income Housing Tax Credits in order to enhance their competitive position in the State competition for credits; and
 - Competitive costs per client or units;
- The concept of "zero-based" budgeting will be implemented in the review of requests for funding. Thus, there is no presumption of funding for any agency currently receiving funding. However, County Departments and agencies currently implementing projects may be recommended for subsequent funding for continuing projects started in a prior year.

ENSURING PROJECT COMPLETION: MONITORING AND EVALUATION

The County requires all subgrantees to adhere to all federal and local program compliance requirements. The County, on a regular basis, will monitor each subgrantee through progress reports and site visits. A monitoring report must be on file by August 31, 2007 for FY 2007 activities. If a subgrantee cannot meet the terms and conditions of its contract or agreement, OCED may recommend that the contract be terminated and the funds either be used by another entity to carry out the same activity, or address a different priority.

PART III: FUNDING AND PROJECTED ALLOCATIONS

ACTION PLAN FUNDING ALLOCATIONS

The Board allocated **\$61,500,465** in FY 2006 for the programs listed below on February 1st, 2006. Projected allocations for each program are also provided. (These projected numbers are estimates based on current allocations and are subject to change.

FY 2006-2007 TOTAL FUNDING ALLOCATION BY FUNDING SOURCE

Funding Source	Type	FY 06 Funding	FY 07 Estimated Funding
Community Development Block Grant (CDBG)	Federal	\$18,730,782	\$17,794,243
CDBG Program Income	Federal	\$500,000	\$400,000
Emergency Shelter Grant (ESG)	Federal	\$861,469	\$818,852
Housing Development Assistance Grant – Program Income (HODAG)	Federal	\$4,660,672	\$2,696,672
Home Investment Partnership (HOME)	Federal	\$6,617,970	\$6,287,072
HOME Program Income	Federal	\$900,000	\$900,000
American Dream Downpayment Initiative (ADDI)	Federal	\$88,078	\$79,270
State Housing Initiative Program (SHIP)	State	\$1,892,315	\$1,892,315
Rental Rehabilitation Program Income (RR)	Federal	\$1,558,849	\$1,358,849
Documentary Surtax Program (Surtax)	County	\$25,689,850	\$25,689,850
TOTAL ALL SOURCES		\$61,500,465	\$ 57,917,123

FY 2006-07 CDBG FUNDING ALLOCATION BY CATEGORY

Funding Category	Dollars	Percentage	FY 07 Estimate	FY 07 Percentage
Administration	\$3,846,156	20	\$3,638,849	20
Capital Improvement	\$2,163,000	12	\$1,819,424	10
Economic Development	\$3,119,000	16	\$3,638,849	20
Historic Preservation	\$180,000	1	\$545,827	3
Housing	\$1,713,000	9	\$4,002,733	22
Public Service	\$7,354,626	38	\$4,548,561	25
BCC and CAC Reserve	\$855,000	4	0	0

TOTAL	\$19,230,782	100	\$18,194,243	100
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FY 2006-07 HOME ESTIMATED FUNDING ALLOCATION

Category	FY 2006	FY 07 Estimated Funding	Estimated % of FY07 Allocation
Program Administration	\$744,375	\$718,707	10
CHDOs Operating Support	\$327,187	\$359,354	5
CHDO Set-Aside	\$455,000	\$1,078,061	15
Rental Housing	\$676,000	\$791,100	11
Homeless Housing	\$210,000	\$819,326	12
Homeownership	\$4,358,000	\$2,441,254	34
American Dream (ADDI)	\$186,254	\$79,270	1
HOME Reserve	\$673,184	\$900,000	12
TOTAL	\$7,630,000	\$7,187,072	100

OCED reserves the right to substitute all or part of the HOME Homeless housing set-aside with HODAG or Rental Rehabilitation Funds as appropriate for the funded activity. In order to receive HOME funds from US HUD a local funding match is required. This match is expected to be covered through the utilization of the SHIP funds.

FY 2006 – 2007 EMERGENCY SHELTER GRANT (ESG) FUNDING

Category	FY 07 Estimated Funding	Estimated % of FY07 Allocation
Public Services	\$861,919	\$818,852
TOTAL	\$861,919	\$818,852

FY 2006 – 2007 SHIP FUNDING

Funding Category	FY 06	FY 06 Percentage	FY 07 Estimated Funding	Estimated % of FY07 Allocation
Rental Units	1,300,000	21 %	397,386	21 %
Homeownership	5,000,000	79 %	1,494,929	79 %
TOTAL	6,300,000	100%	1,892,315	100%

FY 2006 - 2007 SURTAX FUNDING

Funding Category	FY 06	FY 06 Percentage	FY 07 Estimated Funding	Estimated % of FY 07 Allocation
Rental Rehabilitation	3,853,477	15	3,853,477	15
Rental New Construction	12,588,027*	49	12,588,027*	49
Homeownership	7,706,955	30	7,706,955	30
Homeownership Counseling	256,898	1	256,898	1
Homeless Housing	1,284,493	5	1,284,493	5
TOTAL	25,689,850	100%	25,689,850	100%

*\$4,000,000 from reprogrammed funds

The above amounts exclude allowable administrative costs and are subject to availability. These funds are administered by the County as a pool available to assist homebuyers on a first-come, first-served basis. An RFA submission is not required. However, housing developers needing funds for end-loans to homebuyers should submit plans to Miami Dade Housing Agency's technical review committee for approval.

PART IV: TIMELINE FOR FY 2007 CONSOLIDATED PLANNING ACTIVITIES

January 2006
<ul style="list-style-type: none"> Meeting with RFA Work Group (OCED, MHDA, UTF, AHS) OCED meets with NRSAs', Community Advisory Committees and Commission District community meetings regarding performance of currently funded neighborhood activities and priorities/needs for FY 2007. Distribute appropriate sections of RFA and attachments to OCED, MDHA, P&Z, and Homeless Trust for updating and revisions
February 2006
<ul style="list-style-type: none"> OCED meets with NRSAs', Community Advisory Committees and Commission District community meetings regarding performance of currently funded neighborhood activities and priorities/needs for FY 2007. Meeting with RFA Work Group (OCED, MHDA, UTF, AHS) to develop a pilot for jointly funding mixed use development projects maximizing all available resources and revenues (e.g. HUD, Capital funds, GOB, HOME and Surtax
April 2006
<ul style="list-style-type: none"> Consultation with LISC, South Florida Community Development Coalition and the City of Miami OCED meets with County Departments regarding performance of currently funded neighborhood activities and priorities/needs for FY 2007 Consult with CDCs and CBOs on currently funded neighborhood priorities and needs for FY 2006. Consult with the Task Force on Urban Economic Revitalization (URTF) and Affordable Housing Advisory Board (AHAB) Consult with participating municipalities to update neighborhood priorities and needs for FY 2007 Consult with Office of Americans With Disability Act (ADA) Coordination and Commission on Disabilities Monitoring of Action Plan activities begins and continues throughout the year. Currently funded agencies give presentations at neighborhood meetings
May-June 2006
<ul style="list-style-type: none"> May 16, first public hearing by BCC Community Empowerment and Economic Revitalization Committee (CEERC) to approve FY 2007 Policies FY 2007 RFA Available RFA technical assistance workshop for agencies, groups and individuals Evaluation of applications. Meeting with RFA County partners working groups. Currently funded agencies give RFA presentations to citizens at district public meetings.
July/August/September 2006
<ul style="list-style-type: none"> OCED, County Manager's Office and the Budget Office discuss funding recommendations. First draft of Action Plan, along with accompanying recommendations, is forwarded to Budget Office for review, upon approval by County Manager's Office. Funding recommendations are completed and forwarded to County Manager for approval and transmittal to Board for second public hearing. Neighborhood agencies included in Plan are advised of funding recommendations. BCC approves funding recommendations following a thirty-day Public Comment period for affected citizens to review the proposed Action Plan.

<ul style="list-style-type: none"> • Consultations with Applicants by OCED staff
<ul style="list-style-type: none"> • Staff recommendations published in September 2006 and 30-day comment period begins.
<ul style="list-style-type: none"> • Applicants give presentations to citizens at district public meetings.
October/November 2006
<ul style="list-style-type: none"> • FY 2007 Action Plan is sent to U.S. HUD
<ul style="list-style-type: none"> • FY 2007 Action Plan is presented to citizens at public meetings.
<ul style="list-style-type: none"> • FY 2007 contracts are completed

ATTACHMENT A
CITIZEN PARTICIPATION PLAN

(The Citizen Participation Plan is attached)
Adopted by the Board of County Commissioners
Resolution #R-978-05 on September 8, 2005

ATTACHMENT B

BOARD APPROVED ORDINANCES AND RESOLUTIONS

BOARD APPROVED ORDINANCES AND RESOLUTIONS ORDINANCES

- **Ordinance 82-16** - Further restricts CDBG program allocations:
 - At minimum, 75% of all beneficiaries must be low- or moderate-income households;
 - Emphasis must be placed on job creation for economic development activities; and
 - Emphasis must be placed on neighborhoods and citizen participation.
- **Ordinance 16A-2** – States that the Consolidated Planning Process must include protection, enhancement and perpetuation of properties of historical, cultural, archeological, aesthetic and architectural merit are in the interests of health, prosperity and welfare of the people of Miami-Dade County.
- **Ordinance 97-33** - Creates the Task Force on Urban Economic Revitalization, and provides for a review of OCED recommendations for CDBG economic development category funding and CBO funding relating to economic development for the purpose of ensuring that OCED's staff recommendations are in accordance with priorities established by the Plan. When the Board considers funding for economic development in Targeted Urban Areas, the Board will accept the recommendations of the Task Force unless the recommendations are disapproved by a two-thirds vote of the entire membership of the Board. OCED must report to the Board the dollar amount being spent in Targeted Urban Areas.

RESOLUTIONS

- **Resolution 404-92** - All CDBG program income from economic development loans is to be placed into the Revolving Loan Fund until \$15 million is reached in the loan pool.
- **Resolution 405-92** - The Department of Special Housing Programs, reorganized as the Miami-Dade Housing Agency and OCED, must: 1) give priority to homeownership projects consistent with the Consolidated Plan; and 2) develop a strategic plan to assist CDCs in constructing homeownership projects.
- **Resolution 406-92** - The County will develop a plan for CDCs engaged in rental housing construction to establish escrow accounts to be used to renovate rental housing projects.

- **Resolution 407-92** - Technical assistance provided by the Local Initiatives Support Corporation and Greater Miami Neighborhoods is to be limited to development projects located primarily outside the entitlement cities of Miami, Miami Beach and Hialeah.
- **Resolution 408-92** – The County will emphasize minority business participation in CDBG and Surtax projects.
- **Resolution 409-92** - The County is to provide a cost estimate for each CDBG funded capital improvement or historic preservation project.
- **Resolution 1185-98** – The County requires strict compliance with HUD Section 3 requirements and directs all County departments to monitor compliance. It also requires all applicable County contracts and solicitations to contain language-requiring compliance with *Section 3*. *Section 3* ensures that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly those receiving government assistance for housing and to business concerns providing economic opportunities to low- and very low-income persons.
- **Resolution 543-05** – **The County Manager to submit an annual performance report relating to Community Development Block Grant (CDBG) funding to the Board of County Commissioners.**

COURT-RELATED POLICIES

Targeting CDBG funding near Public Housing. As a result of the Consent Decree issued by the U. S. District Court Southern District of Florida on June 24, 1998, “the County shall allocate 25 percent of its future annual allocable CDBG funds for a total of five years, commencing with the FY 2000 Action Plan for housing and community and economic development programs and infrastructure improvements in neighborhoods surrounding public housing developments.” Allocable CDBG funds are the total amount of CDBG funds appropriated in the Annual Action Plan less the 20 percent maximum allowed by HUD for the County’s administrative expenses. The allocated CDBG funds shall be spent in accordance with priority needs identified relative to public housing and the surrounding neighborhoods through the County’s Citizen Participation process, unless modified by a two-third (2/3) vote of the Board. ***(FY 2006 was the last year for the 5-year term mandated by this decree)***

Procedures have been put in place to fulfill the requirements of these ordinances, resolutions and court actions listed above. It is recommended that the Board continue these policies accommodating potential conflicts with Federal policies as required.

ATTACHMENT C

SOCIAL SERVICES MASTER PLAN FUNDING PRIORITIES

ATTACHMENT D

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS LIST AND MAPS

Opa-locka	Commission District 1
West Little River	Commission District 2
Melrose	Commission District 2
Model City	Commission District 3
South Miami	Commission District 7
Perrine	Commission District 9
Goulds	Commission District 9
Leisure City/Naranja/Princeton	Commission Districts 8 & 9
Kendall West	Commission District 11
Sweetwater	Commission District 12